An aerial photograph of a large-scale construction project, the Legacy Park & Municipal Complex, set against a backdrop of a residential neighborhood and a sunset sky. The construction site is a large, rectangular area with a concrete foundation and several buildings under construction. A road runs along the left side of the site, and a dense line of palm trees separates the construction area from the residential area on the right. The sky is a mix of orange, yellow, and blue, indicating the time is either sunrise or sunset. The overall scene is a mix of urban development and natural landscape.

Legacy Park & Municipal Complex

Special Town Council Meeting
February 26, 2025

PROJECT - TIMELINE

DESIGN ASSIST PROCESS

SCHEMATIC DESIGN PHASE

- DESIGN COMPLETED – 3/25.2024
- COST – RECEIVED – 6/10/2024
- DESIGN DEVELOPMENT BEGINS IN PARALLEL WITH:
 - COST BREAKDOWN ANALYSIS AND REVISION.
 - MATERIAL AND DESIGN REVISIONS

DESIGN DEVELOPMENT PHASE

- DESIGN COMPLETED – 7/11/2024
- COST – RECEIVED – 10/8/2024
 - COST BREAKDOWN ANALYSIS AND REVISION.
 - MATERIAL AND DESIGN REVISIONS
 - SCOPE REVISIONS

CONSTRUCTION DOCUMENT PHASE – CURRENTLY ON HOLD

- DESIGN COMPLETED – TBD
- COST - TBD

FINAL GMP

FUNDING SOURCES

EPA GRANT

- GRANT SUBMITTED – 11/14/2024
- COMMENTS RECEIVED – 12/28/2024
- EPA MEETING – 1/8/2025

VOLUNTARY CLEANUP TAX CREDITS

- 2022 = \$29,341
- 2023 = \$181,222
- 2024 = \$56,768
- 2025 – IN PROCESS

TEAM MEETINGS

- DESIGN / COST ANALYSIS MEETINGS
 - 5/28/24
 - 5/29/24
 - 6/12/24
 - 6/14/24
 - 6/18/24
 - 6/24/24
 - 6/27/24
 - 7/1/24
 - 7/19/24
 - 7/22/24
 - 7/23/24
 - 7/24/24
 - 7/26/24
 - 7/29/24
 - 8/13/24
 - 9/6/24
 - 9/13/24
 - 9/16/24
 - 9/25/24
 - 10/9/24
 - 10/16/24
 - 10/29/24
 - 11/4/24
 - 11/7/24
 - 11/12/24
 - 11/22/24
 - 11/25/24
 - 12/9/24
 - 12/19/24
 - 12/20/24
- DESIGN WORKSHOPS
- WEEKLY ENVIRONMENTAL MEETINGS
- WEEKLY OAC (OWNER / ARCHITECT / CONTRACTOR) MEETINGS.

COUNCIL MEETINGS

- TOWN COUNCIL WORKSHOPS
 - 5/15/24
 - 6/13/24
- TOWN MEETING UPDATES
 - 5/15/24
 - 6/13/24
 - 6/20/24
 - 7/17/24
 - 9/18/24
 - 10/16/24
 - 12/4/24

MASTER PLAN CONCEPT - ADOPTED VIA RESOLUTION # 23-68 (JUNE 28, 2023)



ADOPTED VIA RESOLUTION # 23-68 (JUNE 28, 2023)



Legacy Park & Municipal Complex

PHASE I
SUMMARY

Phase I

Soil Remediation 16 Acres

TOTAL COST:
\$12,812,779

Phase I Soil Remediation - ADOPTED VIA RESOLUTION # 24-89 (December 4, 2024)



Legacy Park & Municipal Complex

PHASE II

A

Community Center, Pool, and Pool Bldg.

Community Center

(12,168 SF)

Approximate Cost Per SF: \$822

Cost: \$ 10,000,000

Pool Building

(3,600 SF)

Pool & Deck

(Pool: 25-Meter, 7 Lanes)

19,992 SF

Total SF: 21,592 SF

Approximate Cost Per SF: \$200

Cost: \$ 4,300,000

TOTAL COST:

\$ 14,300,000



B

Town Hall/ Council Chambers

Option I
2 Stories = (20,791 SF)
• Level 1 Fit-out
• Level 2 Fit-out
• No space over chambers
Approximate Cost Per SF: \$ 592
Cost: \$ 12,300,000

Option II
2 Stories = (20,791 SF)
• Level 1 Fit-out
• Level 2 Fit-out
• Level 2 shell space over chambers
Approximate Cost Per SF: \$ 664
Cost: \$ 13,800,000

Option III
3 Stories = (28,318 SF)
• Level 1 Fit-out
• Level 2 Fit-out
• Level 2 shell space over chambers
• Level 3 shell space
Approximate Cost Per SF: \$ 643
Cost: \$ 18,200,000

Option IV
3 Stories = (28,318 SF)
• Level 1&2 Fit-out
• Level 2 shell space over chambers
• Level 3 Police Fit-Out
Approximate Cost Per SF: \$ 675
Cost: \$19,100,000



B

Town Hall/ Council Chambers

Option I

2 Stories = (20,791 SF)

- Level 1 Fit-out
- Level 2 Fit-out
- No space over chambers

Approximate Cost Per SF: \$ 592

Cost: \$ 12,300,000

Option II

2 Stories = (20,791 SF)

- Level 1 Fit-out
- Level 2 Fit-out
- Level 2 shell space over chambers

Approximate Cost Per SF: \$ 664

Cost: \$ 13,800,000

Option III

3 Stories = (28,318 SF)

- Level 1 Fit-out
- Level 2 Fit-out
- Level 2 shell space over chambers
- Level 3 shell space

Approximate Cost Per SF: \$ 643

Cost: \$ 18,200,000

Option IV

3 Stories = (28,318 SF)

- Level 1&2 Fit-out
- Level 2 shell space over chambers
- Level 3 Police Fit-Out

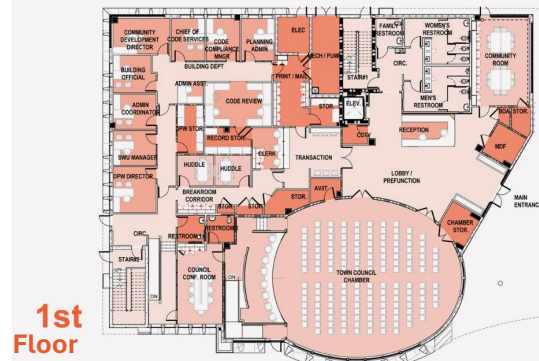
Approximate Cost Per SF: \$ 675

Cost: \$19,100,000

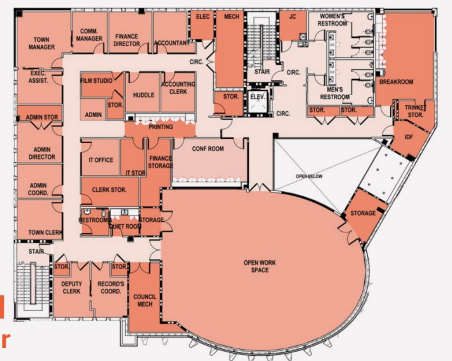
2-STORY

(2nd floor extended over chambers)

20,791 SF



10,963 SF



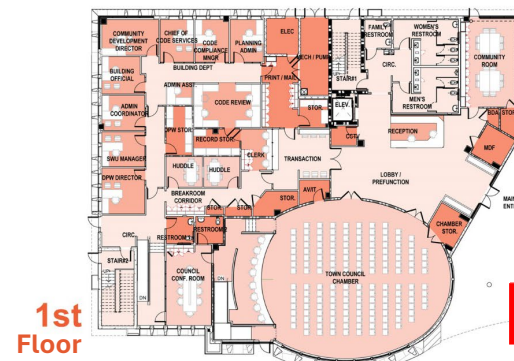
9,828 SF

(Extended over chambers for future growth)

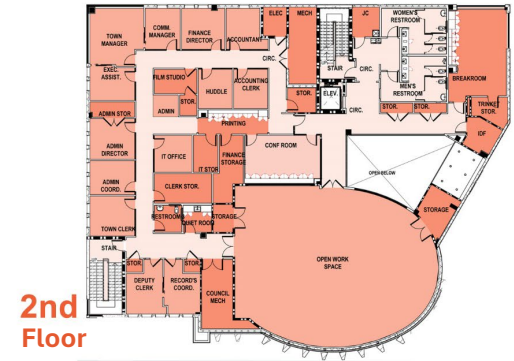
3-STORY

(Extended 2nd Floor)

28,318 SF

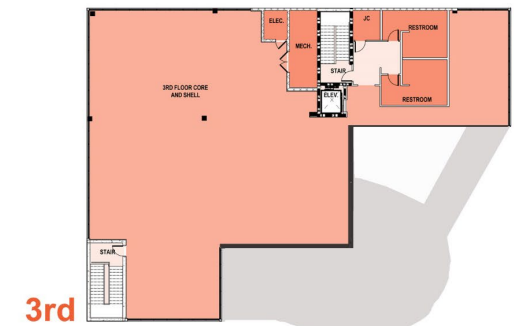


10,963 SF



9,828 SF

(Extended over chambers)



7,527 SF

C

Police Department

Option I

2 Stories(12,823 SF)
Approximate Cost Per SF: \$ 694
Cost: \$ 8,900,000

Option II

1 Story (6,000 SF)
Approximate Cost Per SF: \$ 1,100
Cost: \$ 6,600,000

Option III

2 Stories (12,823 SF)
• Fit-out = 6,823 SF
• Shell Space = 6,000 SF
Approximate Cost Per SF: \$ 865
Cost: \$ 5,900,000

Option IV

3rd Story Town Hall (7,527 SF)
• Structure = 4,400,000
• Fit-out = 900,000
Approximate Cost Per SF: \$ 704
Cost: \$ 5,300,000

Option V

Stays in its current location
Rent Cost: Approx. \$ 185,000 /year



D

Parking Garage

OPTION A

Parking Garage:

(3 stories – 300 spaces)

Approximate Cost Per Space: \$ 23,000

Cost: \$ 7,000,000

OPTION B

Surface Parking:

(250 spaces)

Approximate Cost Per Space: \$ 3,300

Cost: \$ 825,000



E

Park/Open Space

Note: Lake (Approximately 1.5 acres) and Water features removed due to arsenic in ground water

Park/Open Space

(12 Acres)

Approximate Cost Per Acre: \$400,000

Cost: \$ 4,800,000

Amenities Shown

- Walking Paths
- Golf Cart Parking

Stage/Event Pavillion

(2,852 SF)

Approximate Cost Per SF: \$ 245

Cost: \$ 700,000

Park Restrooms

(5 female stalls)

(3 male stalls and 2 urinals)

Cost: \$ 800,000



Legacy Park & Municipal Complex

PHASE II

OPTIONS

A – Community Center, Pool, and Pool Bldg.

Community Center

Cost: \$ 10,000,000.00

Pool Building, Pool & Deck

Cost: \$ 4,300,000.00

B – Town Hall

3 Stories

Cost: \$ 18,200,000 (3rd level Shell Space)

C – Police Department

1 Story

Police Department (6,000 SF)

Cost: \$ 6,600,000

D – Parking

Parking Garage

Cost: \$ 7,000,000

E – Park/Open Space

Park (Amenities shown)

Cost: \$ 4,800,000

Stage/Event Pavillion

Cost: \$ 700,000

Park Restrooms

Cost: \$ 800,000

Site Infrastructure

Approximate Cost Per Acre: \$ 375,000

Cost: \$6,000,000

Site Concrete & Paving

Approximate Cost Per Acre: \$ 263,000

Cost: \$4,200,000

OPTION 1 COST: \$62,600,000

Not Included

- Features from Adopted Master Plan
- Furniture, Fixtures & Equipment



A – Community Center, Pool, and Pool Bldg.

Community Center

Cost: \$ 10,000,000

Pool Building, Pool & Deck Cost: \$ 4,300,000

B – Town Hall

2 Stories

Cost: \$ 13,800,000 (Shell Space over Chambers)

C – Police Department

1 Story

Police Department (6,000 SF)

Cost: \$ 6,600,000

D – Parking

Surface Parking

Cost: \$ 825,000

E – Park/Open Space

Park (Amenities shown)

Cost: \$ 4,800,000

Stage/Event Pavillion

Cost: \$ 700,000

Site Infrastructure

Approximate Cost Per Acre: \$ 375,000

Cost: \$ 6,000,000

Site Concrete & Paving

Approximate Cost Per Acre: \$ 263,000

Cost: \$ 4,200,000

OPTION 2 COST: \$51,225,000

Not Included

- Features from Adopted Master Plan
- Furniture, Fixtures & Equipment
- Parking Garage = \$ 7,000,000
- 3rd Story of Town Hall = \$ 4,400,000 (Shell Space)



A – Community Center, Pool, and Pool Bldg.

Community Center
Cost: \$ 10,000,000
Pool Building, Pool & Deck
Cost: \$ 4,300,000

B – Town Hall

3 Stories
Cost: \$ 18,200,000

C – Police Department

Moves to 3rd floor Town Hall Space
Fit-out Cost: \$900,000

D – Parking

Surface Parking
Cost: \$825,000

E – Park/Open Space

Park (Amenities shown)
Cost: \$ 4,800,000
Stage/Event Pavillion
Cost: \$ 700,000

Site Infrastructure

Cost: \$6,000,000

Site Concrete & Paving

Cost: \$4,200,000

OPTION 3 COST: \$49,925,000

Not Included

- Features from Adopted Master Plan
- Furniture, Fixtures & Equipment
- Parking Garage = \$7,000,000
- Police Building = \$6,600,000



A – Community Center, Pool, and Pool Bldg.

Community Center

Cost: \$ 10,000,000

Pool Building, Pool & Deck Cost: \$ 4,300,000

B – Town Hall

2 Stories

Cost: \$ 13,800,000

C – Police Department

Stays in its current location

Rent Cost: Approx. \$ 185,000 /year

D – Parking

Surface Parking

Cost: \$825,000

E – Park/Open Space

Park

Cost: \$ 4,800,000

Stage/Event Pavillion

Cost: \$ 700,000

Site Infrastructure

Approximate Cost Per Acre: \$ 375,000

Cost: \$6,000,000

Site Concrete & Paving

Approximate Cost Per Acre: \$ 263,000

Cost: \$4,200,000

OPTION 4 COST: \$44,625,000

Not Included

- Features from Adopted Master Plan
- Furniture, Fixtures & Equipment
- Parking Garage = \$7,000,000
- Police Building = \$6,600,000
- 3rd Story of Town Hall = \$4,400,000 (Shell Space)



Questions

A – Community Center, Pool, and Pool Bldg.

Community Center

Cost: \$ 10,000,000.00

Pool Building, Pool & Deck

Cost: \$ 4,300,000.00

B – Town Hall

3 Stories

Cost: \$ 18,200,000 (3rd level Shell Space)

C – Police Department

1 Story

Police Department (6,000 SF)

Cost: \$ 6,600,000

D – Parking

Surface Parking

Cost: \$ 825,000

E – Park/Open Space

Park (Amenities shown)

Cost: \$ 4,800,000

Stage/Event Pavillion

Cost: \$ 700,000

Site Infrastructure

Approximate Cost Per Acre: \$ 375,000

Cost: \$ 6,000,000

Site Concrete & Paving

Approximate Cost Per Acre: \$ 263,000

Cost: \$ 4,200,000

OPTION 1a COST: \$55,625,000

Not Included

- Features from Adopted Master Plan
- Furniture, Fixtures & Equipment
- Parking Garage = \$7,000,000

